PETITION FOR ZONING VARIANCE 85-263-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A00.3B.3(103.3) RDP to permit a sideyard setback of 45 feet instead of the required 50 feet. RE: PETITION FOR VARIANCE BEFURE THE ZONING COMMISSIONER of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the NW Corner Knollcrest & following reasons: (indicate hardship or practical difficulty) Crestnoll Rds., OF BALTIMORE COUNTY 1. To allow for additional footage required in sideyard for 8th District the construction of an attached two car garage. JOHN A. CORASANITI, et al., Case No. 85-263-A Petitioners ::::::: XXX 85-263-A BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE ENTRY OF APPEARANCE Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Please enter the appearance of the People's Counsel in the COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING above-captioned matter. Notices should be snet of any hearing dates Mr. Martin V. Deise I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property 8420 Allison Lane County Office Building
111 W. Chesapeake Avenue or other proceedings in this matter and of the passage of any prelimianry Baltimore, Maryland 21237 which is the subject of this Petition. Nicholas B. Commodar Towson, Maryland 21204 or final Order. Chairman Contract Purchaser: Legal Owner(s): Your petition has been received and accepted for filing this Martin V. Deise/Virginia Newnam John Corasaniti or Frank Corsaniti 19th day of February , 1985. (Type or Print Name) Ina 10 Corned ut. Dear Mr. Deise: a. Comsonel Bureau of Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The Signature / Department of People's Counsel for Baltimore County _8420_Allison_Lane following comments are not intended to indicate the appro-State Roads Commis priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with Bureau of Fire Prevention Baltimore, Maryland 21237 regard to the development plans that may have a bearing on this case. The Director of Planning may file a written Zoning Commissioner Health Department City and State Petitioner John Corasaniti, et al Received by Micholas B. Commodari Peter Max Zimmerman Project Planning Deputy People's Counsel report with the Zoning Commissioner with recommendations Attorney for Petitioner Rm. 223, Court House as to the suitability of the requested zoning. Building Department Towson, MD 21204 Chairman, Zoning Plans Board of Education 494-2188 Advisory Committee In view of your proposal to construct a dwelling closer to the side property line than allowed, this (Type or Print Name) Address Zoning Administration Industrial hearing is required. If you are not aware, a number of Development City and State similar requests have been granted in this area. I HEREBY CERTIFY that on this 6th day of March, 1985, a copy Name, address and phone number of legal owner, con-ev. tract purchaser or representative to be contacted of the foregoing Entry of Appearance was mailed to Martin V. Deise, and of the Committee at this time that offer or request information on your petition. If similar comments from the Virginia Newmam, 8420 Allison Lane, Baltimore, MD 21237, Contract Purremaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be E420 OLLISON LINE chasers; and Mr. John A. Corasaniti or Frank Corasaniti, 2411 Crestnoll placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Rd., Reisterstown, MD 21136, Petitioners. ORDERED By The Zoning Commissioner of Baltimore County, this ______ day of Sebruary 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the _____26th ___day of ____March ___, 19.85 , at 9:30 o'clock NBC:bsc Enclosures DATE BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF HEALTH Zoning Commissioner

Zoning Item # 212 Zoning Advisory Committee Meeting of Feb 5,85
Page 2 () Prior to razing of existing structure/s, petitioner must contact the livision of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Office of Planning and Zoning () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either Zoning Item # 212, Zoning Advisory Committee Meeting of Feb 5,85 be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Property Owner: John Corasaniti Management at 494-3768. Location: NW/Cer. KullCrest Rd District 3 additional tests are required. (Where water wells are to be used as a source of water supply, a well meeting () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, the minimum Baltimore County Standards must be drilled.) In accordance with Section 13-117 of the Baltimore County Code, the water complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. well yield test shall be valid until is not acceptable and must be retested. This must be accomplished () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requireprior to conveyance of property and approval of Building Permit ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required (Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. () If lubrication work and oil changes are performed at this location, the

March 14, 1985

Variance Petition

Enclosed are all comments submitted from the members

Very truly yours,

Ian J. Forrast. Director

BUREAU OF ENVIRONMENTAL SERVICES

Chairman

NICHOLAS B. COMMODARI

Techalic E. Commoder de

Zoning Plans Advisory Committee

RE: Item No. 212 - Case No. 85-263-A

Petitioner - John Corasaniti, et al

HARRY J. PISTEL, P. E. DIRECTOR March 19, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #212 (1984-1985) John Corasaniti, et al N/W cor. Knollcrest Rd. & Crestknoll Rd. Acres: 164/174 x 231/231 District: 8th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Sureau of Public Services

JAM:EAM:REC:ss

cc: File

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 2/5/85

Item # 2/2

Property Owner: John Corasaniti, etal
Location: Nulcon Knollcrest Rd. + Crest Know Rd.

Dear Mr. Jablon:

cc: James Hoswell

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

> (X)There are no site planning factors requiring comment.
>
> A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
>
> A record plat will be required and must be recorded prior o issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.
>)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
>)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
>
> Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board On
>)Landscaping: Must comply with Baltimore County Landscape Manual.
>)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve

Capacity Use Certificate has been issued. The deficient service ()The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

Chief, Current Planning and Development

with Water Resources Administration requirements. SS 20 1082 (1)

Services.

method providing for the elimination of waste oil must be in accordance

County Office Building

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

SS 20 1283 (2) R

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/WWIKKXXX result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should xxhxxldxxxx be granted.

Deputy

Therefore, IT IS ORDERED by the/Zoning Commissioner of Baltimore County, this 3 day of April , 19.85, that the herein Petition for Variance(s) to permit a side yard setback of 45 feet instead of the required 50 feet for the construction of a dwelling with an attached two-car garage, is GRANTED, in accordance with the plan submitted, from and after the date of this Order.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner

March 21, 1985

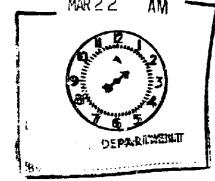
Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT_Zoning Petitions Nos. 85-261-A, 85-263-A, 85-264-A, 85-265-A, 85-267-A, 85-269-A

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:slm



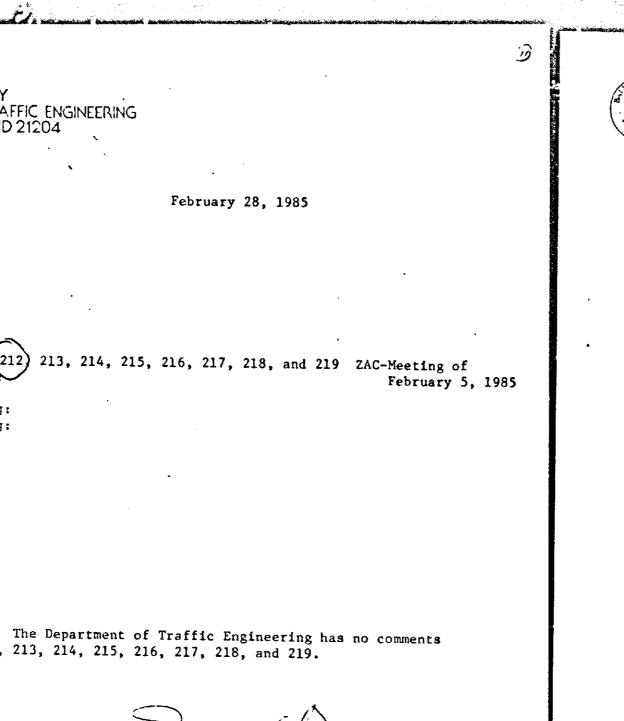
BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 STEPHEN E. COLLINS DIRECTOR February 28, 1985 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Item No. 210, (212) 213, 214, 215, 216, 217, 218, and 219 ZAC-Meeting of Property Owner February 5, 1985 Location: Existing Zoning: Proposed Zoning: Acres: District:

for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Dear Mr. Jablon:

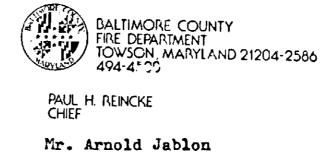
MSF/ccm

Traffic Engineering Assoc. IL



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER Mr. Martin V. Deise 8420 Allison Lane Baltimore, Maryland 21237 Dear Mr. Deise: accordance with the attached. JMHJ:eoh cc: People's Counsel

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Zoning Commissioner

Towson, MD 21204

Office of Planning and Coning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

RE: Property Owner: John Corasaniti, et al

Location: NW/Cor. Knollcrest Rd. and Crestknoll Rd. Zoning Agenda: Meeting of 2/5/85 Item No.: 212

principle with the second of t

February 11, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 $f_{\mathbf{x}}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Bdition prior to occupancy. 1981 Edition.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 3, 1985

RE: Petition for Variance NW/corner Knollcrest and Crestnoll Roads John Corasaniti, et al-Petitioners Case No. 85-263-A

I have this date passed my Order in the above referenced matter in

Very truly yours, Deputy Zoning Commissioner BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES 10WSCN MARYLAND 21204 JIL INZBIAS CET

Mr. Arnold Jablum, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Jablon: Comments on Item # 212 Zoning Advisory Committee Meeting are as follows:

John Corasaniti, et al NW/Cor. Knollcrest Road and Crestknoll Road Existing Zoring:

Proposed Zoning: Variance to permit a side yard setback of 45' in lieu of the required 50'.

February 26, 1985

A SECTION AND ADDRESS OF THE PARTY OF THE PA

164/174 x 231/231

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 Symmetric programme to the contract of the contract

miscellaneous

**B a building/& other / permit shall be required before beginning construction

Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Hon-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive

construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2. Section 1407 and Table 1402, also Section 503.2. P. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

MOTE: These comments reflect only on the information provided by the drawings sub-mitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Charles E. Burnham, Chief

PETITION FOR VARIANCE 8th Election District

LOCATION: Northwest corner Knollcrest Road and Crestknoll Road

DATE AND TIME:

Tuesday, March 26, 1985 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 45 ft. instead of the required 50 ft.

Being the property of <u>John Corasaniti</u>, et al the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit ray be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

ZONING DESCRIPTION

0

0

Being Lot 9, Block "A", Section III, located on the Northwest corner of Knollcrest and Crestknoll Roads in the residential subdivision known as Knollcrest Manor. Recorded in the land records in Liber EHK, Jr. 40, Folio 87 in the 8th Election District.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER March 21, 1985 Mr. Martin V. Deise 8420 Allison Lane Baltimore, Maryland 21237 RE: Petition for Variance NW/cor. Knollcrest and Crestnoll Rds. John Corasaniti, et al - Petitioners Case No. 85-263-A Dear Mr. Deise: This is to advise you that \$47.30 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check pavable to Baltimore County Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 005337	erely,
DATE 1-2685 ACCOUNT 01-	15-1-1	IOLD JABLON Ing Commissioner
RECEIVED MANTIN ACCIDE		
FOR: Parting & also. 85-	268-H ti,160	
Q g 77 ****** 477014 TYESE	•	_

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 85-263-A District Sth Date of Posting 3-8-85 Petitioner: John Corasant utal Location of property: NW/Comm of Knowcort & Prethmall Prode Location of Signs: MM/Corner of Knollcreat and Creatfamill Brade 1. I anata

February 28, 1985 VICINITY MAP Mr. Martin V. Deise 8420 Allison Lane Baltimore, Maryland 21237 NOTICE OF HEARING RE: Petition for Variance NW/corner Knollcrest and Crestknoll Roads John Corasaniti, et al - Petitioners Case No. 85-263-A TIME: 9:30 a.m. DATE: Tuesday, March 26, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland of Baltimore County BALTIMORE COUNTY, MARYLAND No. 003195 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

0 LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., .Mar....7,....19.85.....

THIS IS TO CERTIFY that the annexed Req.#L70382...P.0.#63089 Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland. South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR VARIANCES

ath Election District

DATE AND TIME: Trigoday March 26 1086 of 9:20 A M. DATE AND TIME: Tuesday, March 26, 1985 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing Petition for Variance to permit a side yard setback of 45 ft. instead of the required 50 ft.

Being the property of John Corasaniti, at at as shown on plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

VALIDATION OR SIGNATUR. OF CASHIER

PETITION FOR VARIANCE

ACCATION: Northwest corner Knolberest Road and Crest-knoll Road.
DATE AND TIME: Tuesday, March 26, 1985 at \$:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Cheancake Avenue, Tow-zon, Euryland
The Zoning Commissioner of Saltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Varianos to permit a side yard setback of 45 ft. Instead of the required 50 ft.

Being the purposity of John Corasaniti, et al as shown on the Diat filed with the Zoning Office

office.

In the event that thic Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission er will, however, entertain any request for a stay of the issuence of said permit during this period for good cause shewn. Such request must be received in writing by the data of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County Mar. 7.

\$18.00

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

March 7

85-263-A

THE JEFFERSONIAN.

18 Venetonli

Cost of Advertising

TOWSON, MD., _____

March 7, 19, 85

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